033.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	476,900 / 476,900
					USE VALUE:	476,900 / 476,900
					ASSESSED:	476,900 / 476,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SANTACROCE CAITLIN &
Owner 2:	ROCK BRENDEN
Owner 3:	
Street 1:	39 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MANNHEIM DANIEL S -
Owner 2:	-
Street 1:	39 SUNNYSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .056 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2427.000	160,500	1,000	315,400	476,900
Total Card	0.056	160,500	1,000	315,400	476,900
Total Parcel	0.056	160,500	1,000	315,400	476,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 511.70 /Parcel: 511.70

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	22905
GIS Ref	
GIS Ref	
Insp Date	12/07/18

!2729!

PREVIOUS ASSESSMENT

Parcel ID: 033.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	160,500	1000	2,427.	315,400	476,900		Year end	12/23/2021
2021	101	FV	160,500	1000	2,427.	315,400	476,900		Year End Roll	12/10/2020
2020	101	FV	160,600	1000	2,427.	315,400	477,000	477,000	Year End Roll	12/18/2019
2019	101	FV	123,400	1000	2,427.	285,800	410,200	410,200	Year End Roll	1/3/2019
2018	101	FV	123,400	1000	2,427.	271,000	395,400	395,400	Year End Roll	12/20/2017
2017	101	FV	122,100	1000	2,427.	236,500	359,600	359,600	Year End Roll	1/3/2017
2016	101	FV	121,100	1000	2,427.	202,100	324,200	324,200	Year End	1/4/2016
2015	101	FV	96,600	1000	2,427.	187,300	284,900	284,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:56:33

LAST REV

Date	Time
11/03/20	11:07:17
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2729

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANNHEIM DANIEL	65830-337		7/31/2015		440,000	No	No		
TERENNA MATTHEW	62338-484		7/29/2013		324,000	No	No		
POTTER DEBORAH	53688-153		10/16/2009		310,000	No	No		
CAVAZOS X EDUAR	41385-94		11/7/2003		320,000	No	No		
MAC DONALD DANI	33430-104		8/10/2001		241,000	No	No		
	18896-576		3/1/1988		1	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2020	860	Wood Dec	11,285	C				
12/4/2014	1657	Manual	1,221					
1/10/2011	28	Wood-Sto	400					

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/27/2009	Measured	372	PATRIOT
1/25/2004	MLS	HC	Helen Chinal
11/16/2001	MLS	MM	Mary M
3/28/2000	Inspected	263	PATRIOT
2/22/2000	Measured	264	PATRIOT
8/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	22905
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		2427		Sq. Ft.	Site		0	64.	2.03	3									315,398						315,400	

Total AC/HA:	0.05572	Total SF/SM:	2427	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	315,398	Spl Credit		Total:	315,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal	25	% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.91565841
Adj $ / SQ:	123.614
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197223
Depreciation:	36683
Depreciated Total:	160540

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths: 1 HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

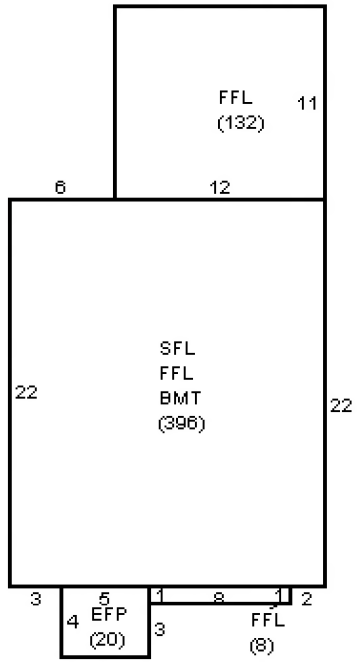
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	123.61
Special Features:	0	Val/Su Net:	119.07
Final Total:	160500	Val/Su SzAd	172.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	536	123.610	66,257
BMT	Basement	396	37.080	14,685
SFL	Second Floor	396	123.610	48,951
EFP	Enclos Porch	20	66.480	1,330

Net Sketched Area:	1,348			Total:	131,223
Size Ad	932	Gross Area	1348	FinArea	932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 033.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	6X12	A	AV	1999	16.00	T	16	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:	Total: 1,000

IMAGE

AssessPro Patriot Properties, Inc